

LANDPLAN
61 Central Avenue
Burlington, Vermont 05401
802/233-6640 john.caulo@gmail.com

10 April 2020

Ms. Mary O'Neil, Principal Planner
Mr. Scott Gustin, Principal Planner
Permitting and Inspections
645 Pine Street – Suite A
Burlington, VT 05401

RE: HULA – 32 Lakeside Avenue
Demolition of Existing Building and Reconstruction on Existing Foundation

Dear Mary and Scott:

Per previous discussions regarding the proposed above-referenced Project, I enclose the following information for your review:

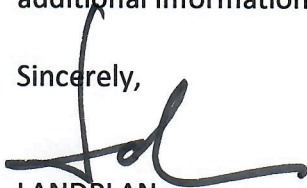
- Completed Application Form
- Zoning Permit Fee of \$32,290.00
- Site and architectural plans for proposed structure

In general, the proposed zoning permit application contemplates the demolition of the existing two-level, 9,200 square foot office building, and the new construction of a four-level office building utilizing the existing foundation. The proposed design of the building uses a contemporary palette of exterior materials that complements the traditional materials used at 44 and 50LS. The gross floor area of the new building will be approximately 18,150 square feet, and the maximum height of the building, as measured per Section 5.2.6 of the CDO, will be 44 feet.

The use will not result in any substantial changes to the site plan previously approved under Permit #19-0202CA/MA. The parking count approved by the DRB under Permit #19-0202CA/MA is just under the 125% of the permitted maximum. While the increased office space will create an additional parking demand of eighteen (18) vehicles, there are adequate parking assets to accommodate the expansion.

I trust this description provides the needed context for you to review and process this application. However, if additional information is required, please advise. Thank you.

Sincerely,



LANDPLAN
John Caulo

Attachments as noted

cc. Russ Scully, Hula Lakeside